

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 1, 2004. 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley, Carol Walker and Terry Young. Dallas McGee and Jeff Cole of Urban Development; Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the special meeting to order and requested a motion approving the minutes for the meeting held March 18, 2004. Motion for approval made by McKee, seconded by Walker. Motion for approval carried 5-0: Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren and Francis absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

Tim Francis arrived.

**APPLICATION BY NUSTYLE DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE OLD FEDERAL BUILDING, 121 N. 10<sup>TH</sup> STREET, A DESIGNATED LANDMARK**

**PUBLIC HEARING:** April 1, 2004

Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.

Dan Spiry of Bahr, Vermeer, Haecker appeared to present the application. A concept of use was brought forward a few weeks ago. The first floor is pretty much gutted. A future corridor system was anticipated. One of the things he wanted to show the Commission is the two historical easements on the first floor. The first easement comes in from the east to the entry lobby space, this is a Level "A" public access easement. The other easement is the public lobby on the north with the mailbox banks and postal windows, this is a Level "B" public access easement. Level "A" easements are reviewed for use and materials; while Level "B" are regulated for materials only—private use may occur. Mr. Spiry suggested that the logical

west extent of the Level "B" area should include what was the vestibule from the entrance and elevator. Demolition has since occurred and you can see the entire terrazzo floor. He believes this second easement deserves some additional consideration.

The entire first floor is a concept of live/work units. The idea is to come in around the perimeter with as many as 10 live/work units. There is an apartment part of the unit, and then there is a storefront/studio part of the unit.

The Lincoln/Lancaster County Convention and Visitors Bureau is looking at either the Comfort Station or an office space inside the west entrances to Old Federal Building (a Level "B" area). NuStyle would propose that the color scheme of the perimeter spaces visible through the windows will always be controlled. There would be continuity for all the storefronts. There is an interior circulation system that is quasi-public. They would still like to see a restaurant tenant for the south dock. There are 3 interior leased spaces that have no living units attached. The light monitors will be used. There is another naturally lit element with the skylight.

Todd Heistand stated that he likes the concept of activity for this building. This will be a way to make the main floor active and divide it up into smaller, more usable spaces. Hopefully by May, the hallways will be in place and prospective tenants can look at a smaller space that would better suit their needs. There is 26,000 square feet and it was hard for people to visualize what could be done. He appreciates the special meeting.

Helwig wanted to know if the Level "B" easement is the same as the language on the upper floor corridors attached to the apartments? Mr. Zimmer replied in the affirmative.

Ripley offered that he likes the idea that the skylights are kept as intact units. They are far more successful in terms of drama if they are dealt with as a whole. He also likes the corridor system. His caution comes from the Level "B" space along the "P" St. facade as well as the 2 live/work spaces on the east side. He would like to see the 2 spaces on the east side as exclusively office space. The finish lends itself more to office space, they were designed as office space. Mr. Heistand agreed. It would be his first desire to see them as office space as well.

Mr. Heistand noted that the public opening is May 18, 2004.

Ripley would like clarified what is being requested today. The corridor system seems to be pretty well set. Mr. Zimmer stated that the applicant is seeking a Certificate of Appropriateness on the Level "A" easement and the Level "B" easement.

McKee doesn't see this as a great problem. The materials in the Level "B" aren't as interesting as the materials in Level "A".

Mr. Heistand stated that the partition wall in the Level "B" space will be on a metal track that is glued to the floor so the terrazzo is not harmed. There is also an archway in the space that would house a kitchenette. They could move the kitchenette to another wall if this is foreseen as a problem.

Mr. Spiry noted that the electrical service will be kept on the side walls.

Ripley stated that the reversability of what is proposed is critical. Terrazzo could handle glue, but marble would be etched by the chemicals. He would prefer to see the kitchenette moved away from the archway and off the terrazzo.

Dan Worth stated that they met with Melissa Dehr from the State Historical Society, and she thought the proposals met the Secretary of Interior standards for a rehabilitation tax credit project.

Berggren commented that he does not see anything in the plan to be criticized.

Ripley wondered about the postal tables. Mr. Zimmer believes they are fixtures. Ultimately, if 2 or 3 of them need to be relocated for dividing walls to be installed, it would be good to have a plan for their relocation.

McKee moved approval of the Level "B" as presented with specifications of affixing materials to the terrazzo and marble as appropriate, the postal tables if not left intact, preserved in storage or in use, further approve the concept of Level "A" as presented, kitchen in unit 8 would not be located over the terrazzo floor, encouraging the use of unit 9 and 10 as office space and skylights being unimpeded, seconded by Francis.

Helwig thinks the applicant should be commended for their efforts. This is a good fit.

Ripley likes the mixed use of business and residential. Walker agreed.

Motion carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

## **DISCUSSION**

Mr. Zimmer noted that the next meeting of the Historic Preservation Commission will be on April 15, 2004, their regularly scheduled meeting.

There being no further business, the meeting was adjourned at 2:40 p.m.